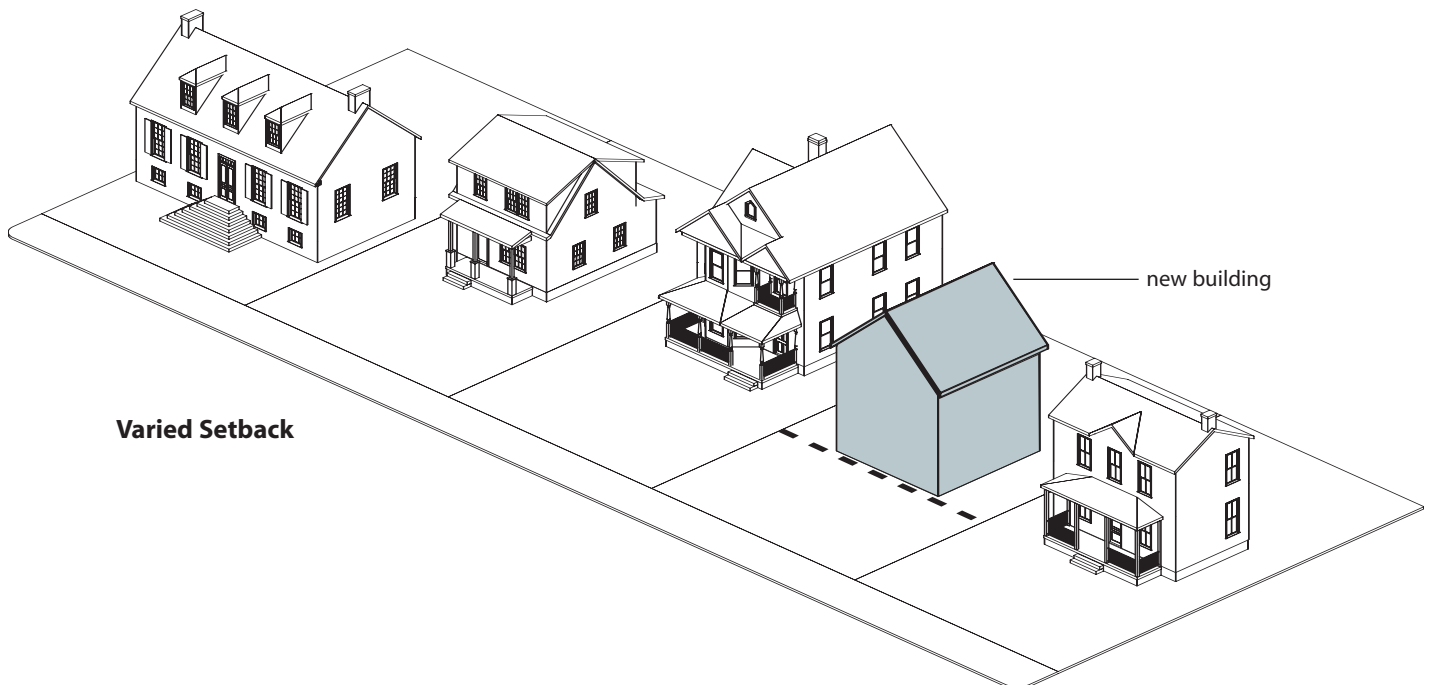
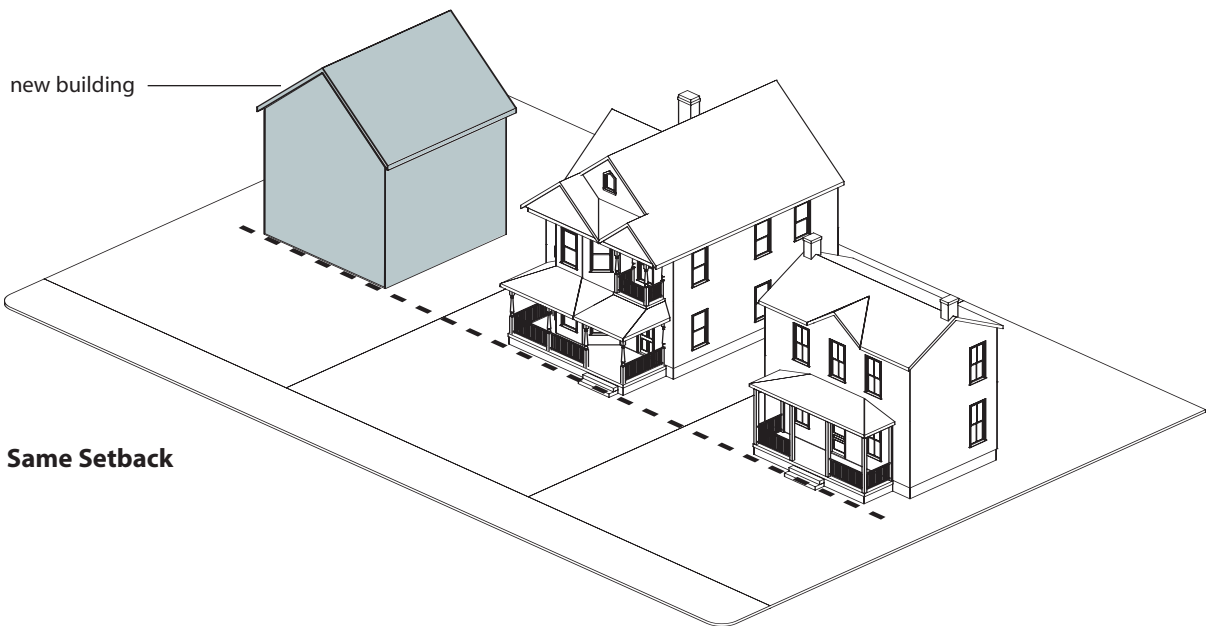


A. Setback

1. Locate new residential construction between 80 and 120 percent of the average setback distance from the street established by the existing adjacent historic buildings. If all of the buildings in the vicinity have the same setback,

respect that line. Nearly 80 percent of the houses in Smithfield are set back within 20 feet of the street.

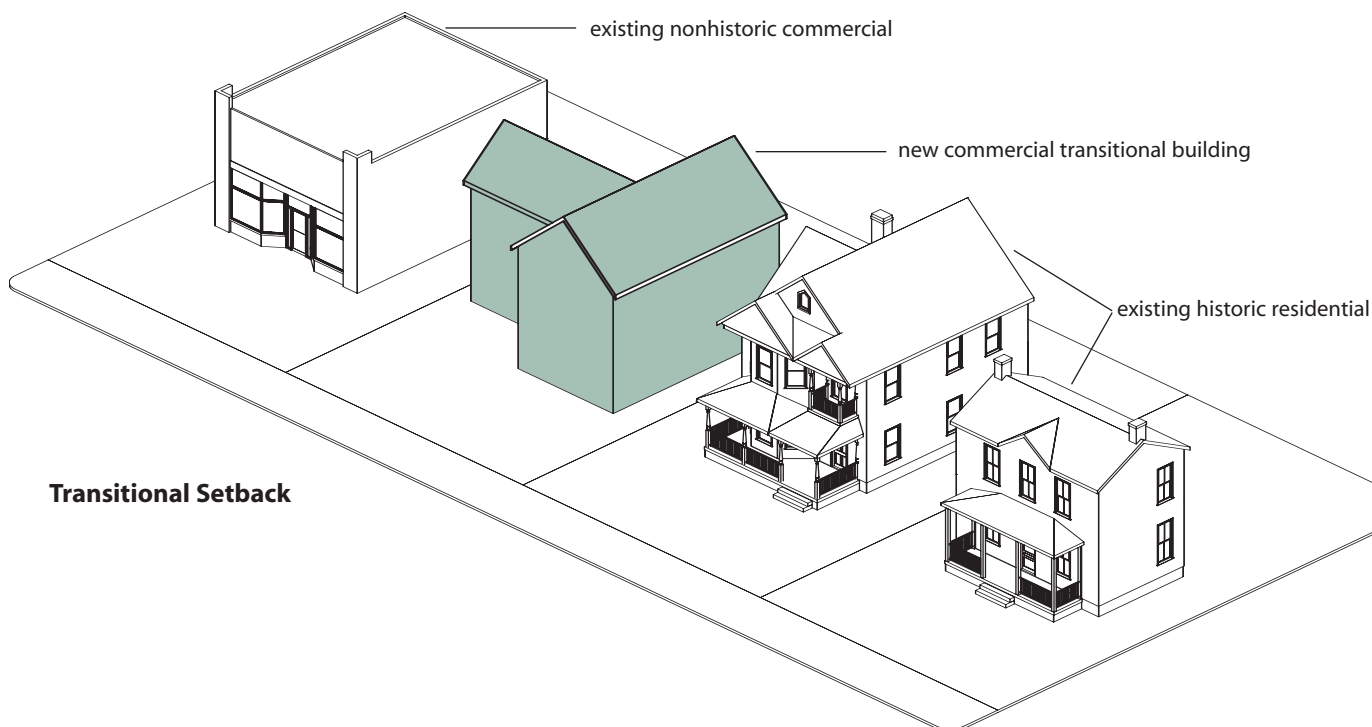
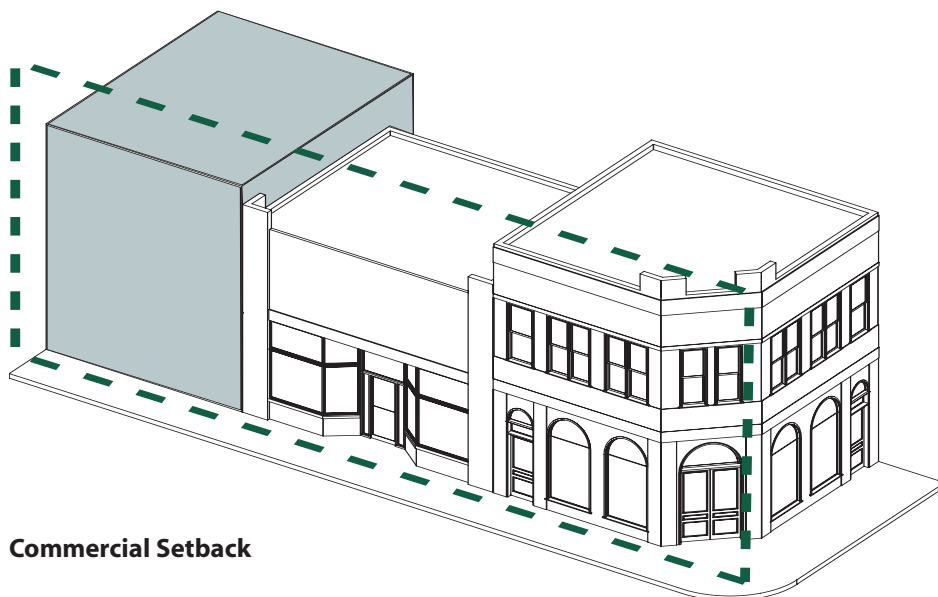
i Setback is the distance between a building and the property line. In these guidelines, setback refers to the distance from the front property line.



V Site

A. Setback

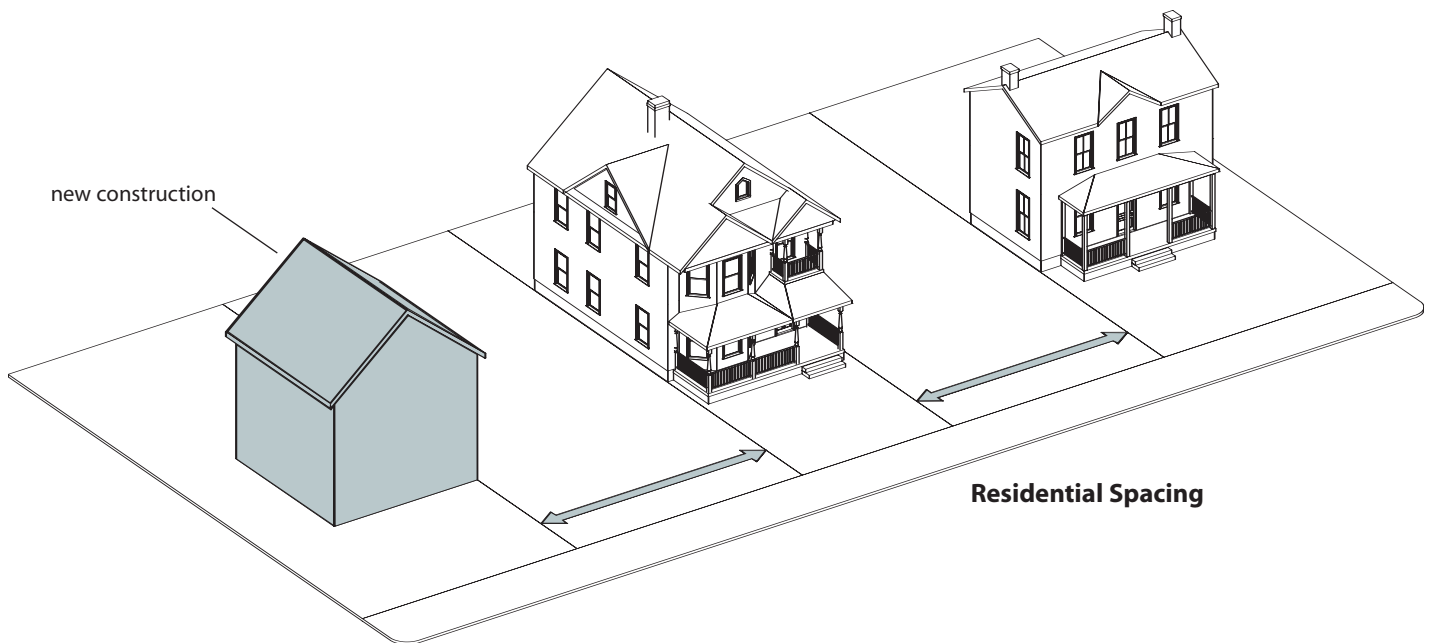
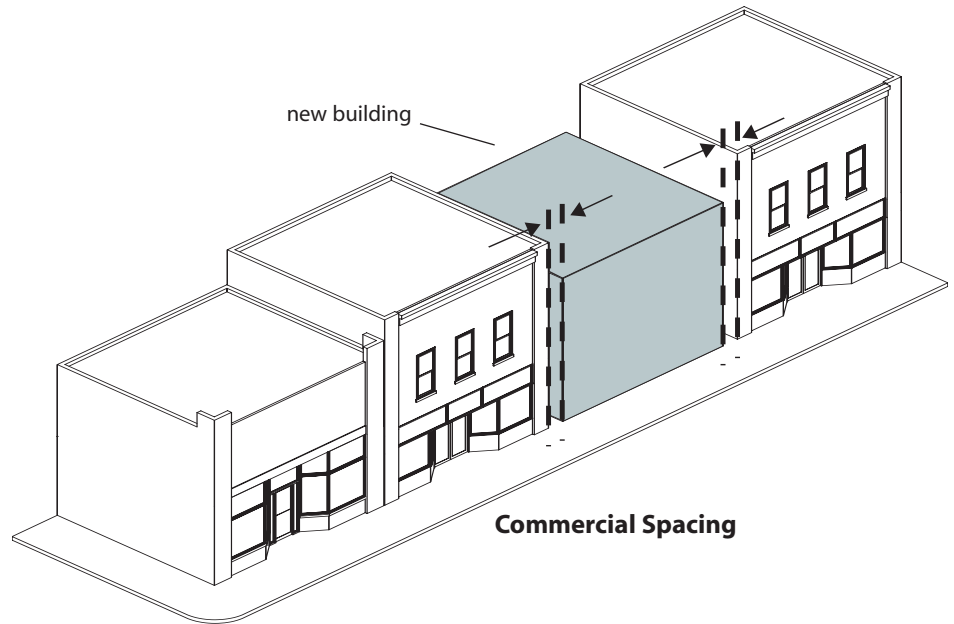
2. At transitional sites that serve as a border between a historic residential area and a new commercial area, defer to the setback of the historic buildings.
3. In traditional commercial areas, construct new buildings with a minimal setback in order to maintain the street wall. The greatest proportion of Smithfield's commercial buildings (62 percent) have almost no setback (0 to 5 feet) and another 16 percent are set back only 6 to 10 feet.
4. On corners in the traditional commercial district, avoid deep setbacks or open plazas.



B. Spacing

1. Space new residential construction within 20 percent of the average distance between existing houses on that block. If all of the buildings have the same spacing, use that spacing.
2. In traditional commercial areas with a well-defined street wall, keep a similar spacing between new buildings to reinforce this street wall. This spacing generally varies from 0 to 5 feet.

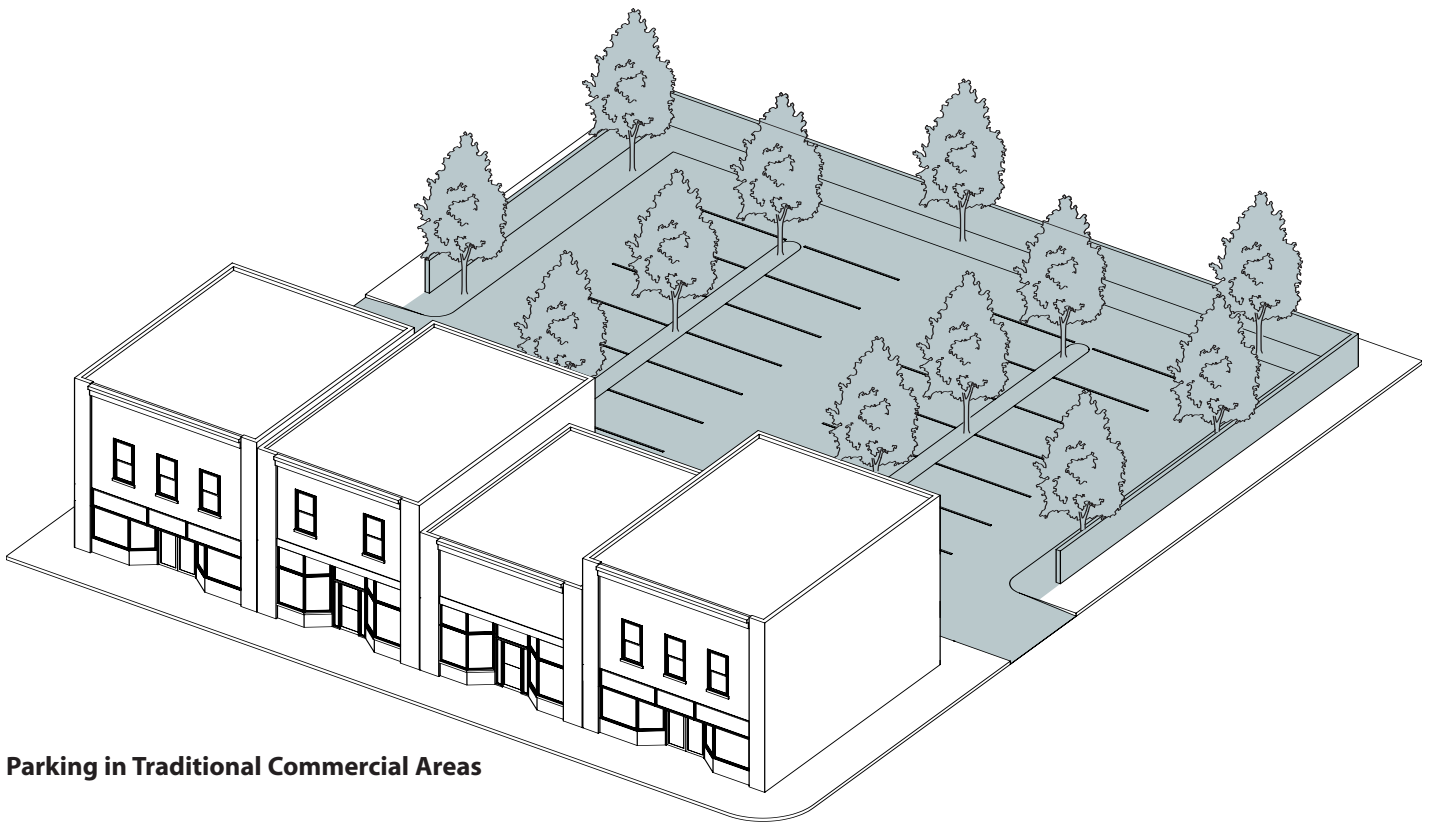
i On the edges of the historic district where new construction has taken place, further new construction can reestablish a rhythm of spacing that is consistent with that of nearby historic structures.



V Site

C. Off-Street Parking

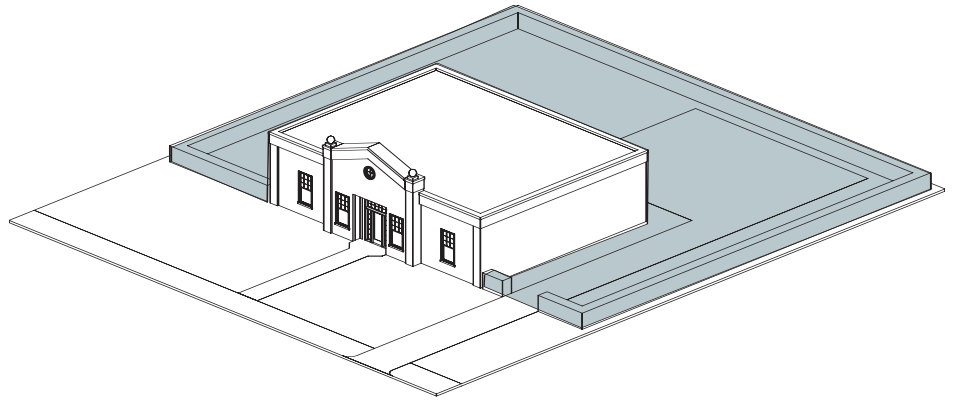
1. Avoid demolishing historic structures to provide areas for parking.
2. In traditional commercial areas, locate parking behind the buildings that define the street wall.
3. Landscape and screen parking lots to provide a buffer zone to the street.
4. In large parking lots, provide landscaped traffic islands and/or landscaped pedestrian paths through the lot.



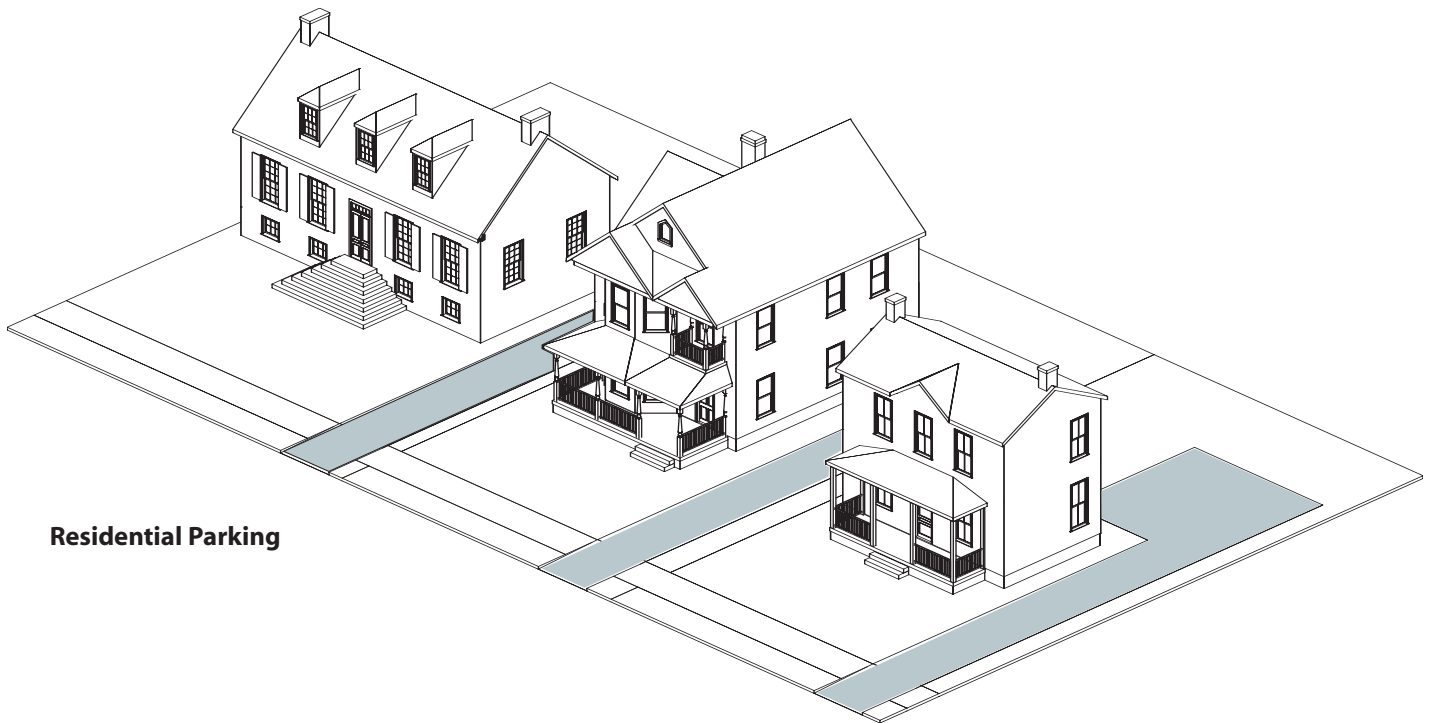
Parking in Traditional Commercial Areas

C. Off-Street Parking

4. For nonhistoric commercial buildings that are set back from the street, locate parking areas at the sides and rear. Buffer the parking lot with landscaping and include landscaped islands in large parking lots.
5. Place residential parking areas, such as driveways, at the sides and rear. Do not provide parking in front of the house.
6. Enhance pedestrian features. For example, define the sidewalk with a different paving material and control vehicular access with curb cuts.



Parking in Nonhistoric Commercial Areas

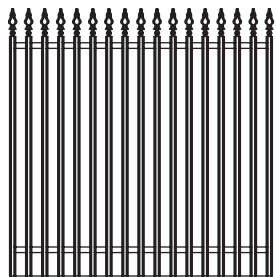


Residential Parking

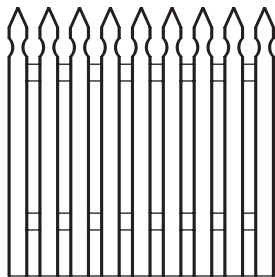
V Site

D. Fences and Walls

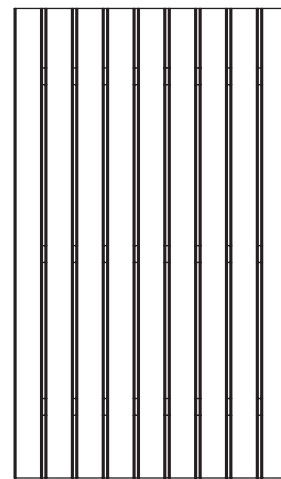
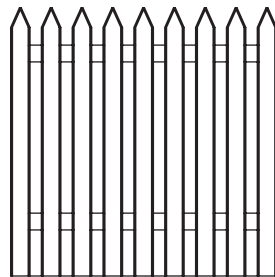
Types of Fencing



wrought iron



wood picket



board

1. Retain traditional fences, walls and hedges. When a portion of a fence needs replacing, salvage original parts for a prominent location. Match old fencing in material, height, and detail. If this is not possible, use a simplified design of similar materials and height.
2. For new fences and walls, choose a design that relates to designs and materials from nearby historic examples. Painted wooden pickets are the most common fence type used in Smithfield, although many fences use a combination of traditional materials. Do not use chain-link fencing, split-rail fences, and concrete block walls where they would be visible from the street. Avoid streetfront fences or walls and in any case keep them below 42 inches in height.
3. Guidelines for white plastic fences?



Painted picket fences are common in Smithfield's residential subareas.



This rounded-top brick wall echoes the building material of the house on the site.

E. Landscaping

1. Retain existing trees and plants that help define the character of the district.
2. Replace diseased/ dead plants and trees with appropriate species.
3. Install new landscaping that is compatible with the existing neighborhood and indigenous to the area.



Mature trees and plants add to the historic appearance of the district.



Native plants buffer this yard from the neighbor's yard.

V Site

F. Site Paving

1. Retain existing historic paving materials, such as brick. Replace damaged areas with materials that match the original paving.
2. Install traditional paving materials that are compatible with the character of the surrounding historic area. Brick in traditional patterns is appropriate.
3. If modern concrete is to be used, consider scored or exposed aggregate designs.



Exposed aggregate concrete is an appropriate paving material for driveways.



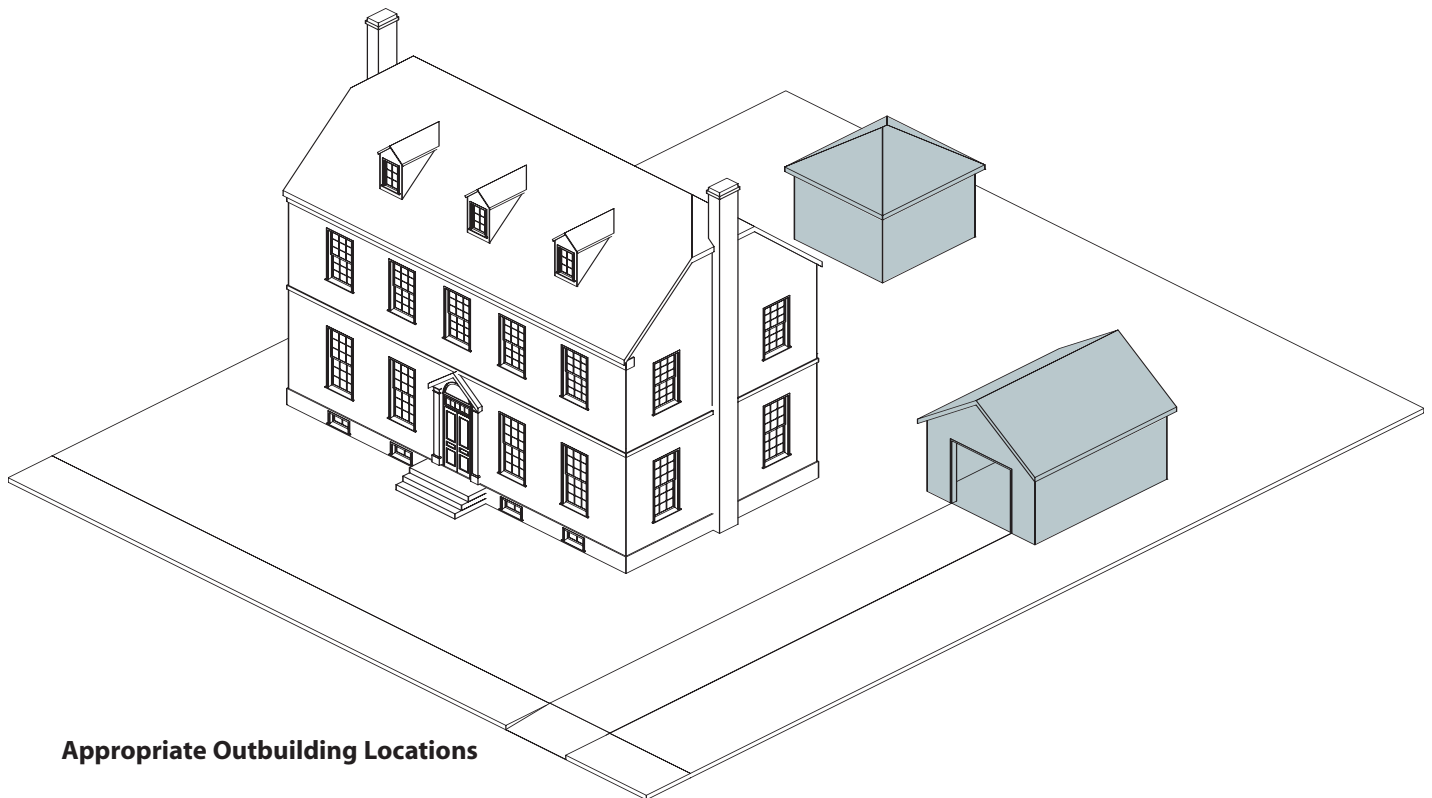
Historic brick driveways should be retained and repaired as necessary.

G. Outbuildings

1. Retain existing historic outbuildings.
2. Design new outbuildings to be compatible with the style of the major buildings on the site, especially in materials and roof slope.



This new garage is sited to the rear of its South Church Street lot. Note its traditional features such as the two-story design, the steeply sloped roof and the segmentally arched openings.



Appropriate Outbuilding Locations

V Site

H. Outdoor Lighting

1. In residential areas, use lighting fixtures that are understated and complement the historic style of the building while providing subdued illumination. Avoid using bright floodlights.
2. Coordinate lighting in private parking lots to match public light fixtures.



These traditional-style lanterns mounted on brick gateposts illuminate the front walk of this residence.



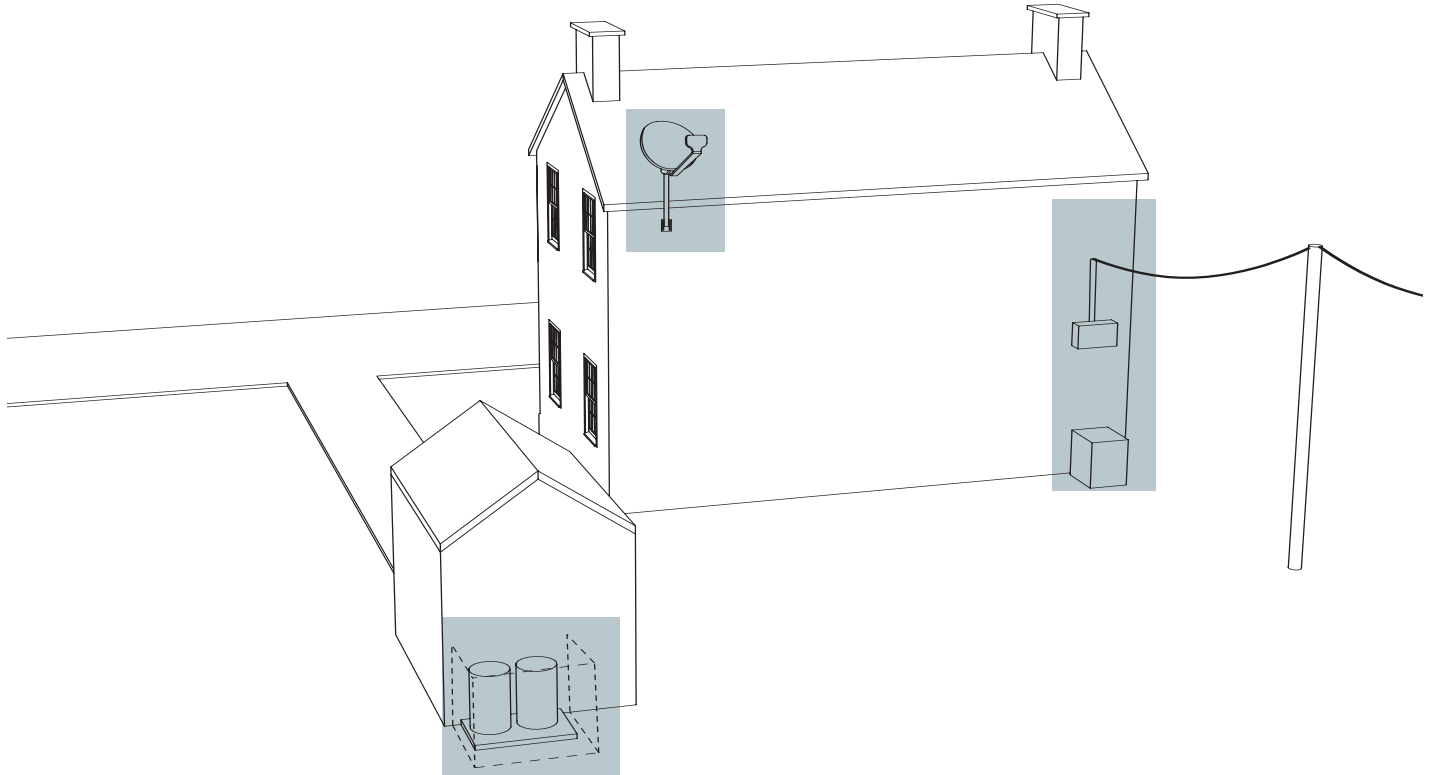
A pole-mounted lantern provides subdued lighting to the front of this house with a shallow setback.

I. Modern Features

1. Place site appurtenances, such as overhead wires, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, where they are least likely to detract from the character of the site. Screen with landscaping or fences.



Lattice fencing screens mechanical equipment from view.



Appropriate Appurtenance Locations

Site